

TRADITIONAL NEIGHBORHOOD (TN) DISTRICT

Purpose and Intent:

The TN, Traditional Neighborhood District is intended to allow for the development of land consistent with the design principles of 'traditional' neighborhoods that were widely used in the United States prior to Word War II. The District is intended to encourage mixed-use, compact, pedestrian-oriented development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services and alternative means of transportation. It is intended to accommodate a mix of housing, commercial, civic and open space uses in close proximity to one another where water and sewer is required. An average gross density of eight dwelling units per acre or more is intended. In infill situations on sites less than 40 acres, an average gross density of four units per acre or more is intended.

Additional Requirements:

1. See Section 9-4-3(b)(1) on applicability for how the TN District relates to other provisions of the Development Ordinance.
2. The required mix of use is determined by the size of the site per Section 9-4-3(b)(4).
3. Development shall be done at a human scale. A few architectural standards apply.
4. Commercial uses may be no more than 3,000 square feet of gross floor area. See Section 9-4-3(b)(4)e for exceptions. Restrictions on operating hours apply and drive-through facilities are prohibited.
5. Alleys, sidewalks and street trees are required. Modifications to some of the requirements may be approved.
6. Parking shall be behind or on the side of buildings. On-street parking is allowed, except on collector streets and alleys.
7. Access to property shall be from alleys where provided.
8. A minimum of 5% of the gross area of the neighborhood shall be open space, except for sites less than 10 acres.
9. Streets shall be public. Alleys serving residential use shall be private and alleys serving nonresidential use shall be public.
10. Streets shall meet the design standards of Table 4-3-3 (developed for the TN District).
11. Cul-de-sacs are prohibited, except by modification. Gated streets are prohibited.

Permitted Uses:

AGRICULTURAL USES

Forestry

RESIDENTIAL USES

Boarding and Rooming Houses (9 or less) *S* [AOD]
Common Area Recreation & Service Facilities
Congregate Care Facilities *D* [AOD]
Family Care Homes *D* [AOD]
Group Care Facilities *S* [AOD]
Manufactured Dwellings (Class AA) *Z* [AOD]
Multifamily Dwellings (including Condominiums) [AOD]
Shelters, Temporary *D* [AOD]
Single Family Detached Dwellings [AOD]
Townhouse Dwellings [AOD]

Two Family Dwellings (Twin Homes or Duplexes) [AOD]

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Dwelling Units [AOD]
Accessory Uses and Structures (customary)
Communication Towers (not exceeding height limits of zoning district) *D*
Disabled Motor Vehicles *D*
Home Occupations *D*
Satellite Dishes/TV and Radio Antennae (Accessory) *D*
Swimming Pools *D*
Yard Sales (no more than 2 per year) *D*

RECREATIONAL USES

Athletic Fields
Clubs or Lodges
Coin Operated Amusements
Continued – Recreational Uses
Country Clubs with Golf Courses *S*
Dance Schools
Fortune Tellers, Astrologers
Golf Courses *D*
Martial Arts Instructional Schools *D*
Physical Fitness Centers
Public Parks *D*
Public Recreation Facilities *D*
Sports Instructional Schools *D*
Sports & Recreation Clubs, Indoor
Swim and Tennis Clubs *D*

EDUCATIONAL AND INSTITUTIONAL USES

Cemeteries/Mausoleums
Churches *[AOD]*
Day Care Centers, Adult (29 or less) *D [AOD]*
Day Care Centers, Adult (30 or more) *D [AOD]*
Day Care Centers, Child (29 or less) *D [AOD]*
Day Care Centers, Child (30 or more) *D [AOD]*
Day Care Homes, Adult (5 or less, Home Occ.) *D [AOD]*
Day Care Homes, Adult (12 or less, Home Occ.) *D [AOD]*
Day Care Homes, Child (5 or less, Home Occ.) *D [AOD]*
Day Care Homes, Child (12 or less, Home Occ.) *D [AOD]*
Elementary or Secondary Schools *[AOD]*
Fire Stations
Government Offices
Libraries *[AOD]*
Museums or Art Galleries *[AOD]*
Police Stations, Neighborhood
Post Offices
School Administration Facilities

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Automobile Parking (commercial)
Banks, Savings & Loans, or Credit Unions
Barber Shops
Beauty Shops
Business Incubators *D*
Clothing Alterations or Repairs
Computer Maintenance and Repairs
Computer Rental & Leasing
Computer Services

Continued - Business, Professional & Personal Services Uses

Economic, Socio., or Educational Research
Employment Agencies, Personnel Agencies
Engineering, Architect, or Survey Services
Finance or Loan Offices
Furniture Repair Shops *[WCA] D*
Insurance Agencies (no on-site claims insp.)
Kennels or Pet Grooming Services *D*
Laundromats, Coin-Operated
Laundry or Dry Cleaning Plants *[WCA]*
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Photocopying and Duplicating Services
Photography Studios
Real Estate Offices
Rehabilitation or Counseling Services
Shoe Repair or Shoeshine Shops
Stock, Security or Commodity Brokers
Tanning Salons
Taxidermists
Television, Radio, or Electronic Repairs
Tourist Homes (Bed & Breakfast) *D*
Travel Agencies
Veterinary Services (Other) *D*
Vocational, Business or Secretarial Schools
Watch or Jewelry Repair Shops

RETAIL TRADE

A B C Stores (liquor)
Antique Stores and Used Merchandise Stores *D*
Appliance Stores
Arts & Crafts
Auto Supply Sales
Bakeries
Bars *D*
Bars (capacity > 100 persons) *S*
Book Stores
Camera Stores
Candy Stores
Clothing, Shoe and Accessory Stores
Computer Sales
Convenience Stores (with gasoline pumps) *[WCA] D*
Convenience Stores (without gasoline pumps)
Dairy Products Stores
Department, Variety or Gen Merchandise Stores
Drug Stores
Fabric or Piece Goods Stores
Flea Markets (indoor) and Antique Malls (indoor) *D*
Floor Covering, Drapery or Upholstery

Continued – Retail Trade Uses

Florists
Food Stores
Furniture Sales
Gift or Card Shops
Hardware Stores
Hobby Shops
Home Furnishings, Miscellaneous
Jewelry Stores
Luggage or Leather Goods Stores
Miscellaneous Retail Sales
Musical Instrument Sales
Newsstands
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawn Shop
Pet Stores
Record and Tape Stores
Restaurants (no drive-thru)
Restaurants(serving mixed alcoholic bev)
Service Stations, Gasoline [**WCA**]
Sporting Goods Stores
Stationery Stores
Television, Radio or Electronic Sales
Tobacco Stores
Video Tape Rental and Sales

WHOLESALE TRADE

NONE

TRANSPORTATION, WAREHOUSING AND UTILITIES

Communication Towers (not exceeding height limits of zoning district) **S**

Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers

D

- Other

Utility Service Facilities **S**

MANUFACTURING AND INDUSTRIAL USES

Artisans and Crafts

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6)

High Mast Outdoor Lighting > 50' in ht. **S**

Mixed Developments

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales **D**
- Concerts, Stage Shows
- Outdoor Retail Sales
- Outdoor Religious Events

D	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
S	Special Use Permit Required (NOTE: <i>Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance</i>)
Z	Overlay Zoning Required.
WCA	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
R	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
AOD	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

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TRADITIONAL NEIGHBORHOOD DISTRICT DIMENSIONAL REQUIREMENTS:

Dimensional Requirements:

	SF Detached	SF Attached (See note d)	Multi- Family	Mixed Use	Commercial	Civic	Open Space
Min. Lot Area (sq.ft.)	3,000	2,000	1,000/d.u. (See note a)	1,000/d.u. (See note a)	n/a	n/a	n/a
Max. Lot Area (sq.ft.)	8,000 (See note b)	4,000	3,000/d.u. (See note a)	3,000/d.u. (See note a)	n/a	n/a	n/a
Min. Lot Width (ft.)							
Interior Lot	30	20	40	30	30	30	n/a
Corner Lot	40	25	45	35	35	40	n/a
Min. Street Frontage (ft.)	30	20	40	30	30	30	10 (See note c)
Min. Street Setback (ft.)	10	5	5	0	0	0	n/a
Max. Street Setback (ft.)	20	15	20	5	5	20	n/a
Min. Side Setback (ft.)							
Street Side Yard	10	5	5	0	0	0	n/a
Interior Side Yard	5	0	5	0	0	0	n/a
Min. Rear Setback (ft.)	5	5	10	5	5	5	n/a
Max. Height (ft.)	50	50	50	50	50	50	n/a

Notes

- Multiply this number by the number of dwelling units to get the size of the zone lot.
- The Technical Review Committee may approve a modification to increase the maximum lot area up to 12,000 square feet in cases where SF Detached units abut existing residential lots of 9,000 square feet or more outside the District provided the units blend in with the abutting residential units and all other requirements of this Ordinance are met.
- The Technical Review Committee may approve a modification to permit an alternative access to an open space where it is determined that due to a natural or environmental feature that such open space shall not require street frontage.
- The dimensional requirements are for the lot on which the dwelling unit is located.

This City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.